



PUTTERILLS

est. 1992

8 Neagh Close, Stevenage, SG1 6AN

**£279,995**



\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

A well presented modern two bedroom middle terrace home situated in a popular Great Ashby cul-de-sac, close to the eastern outskirts of Stevenage and within walking distance of the popular Great Ashby District Park. This property enjoys the advantage of a substantial garage situated at the end of the row with the benefit of a useful boarded loft space and a dormer window which could be converted to a home office if preferred or alternatively suitable for storage. The garage also benefits from power and light with parking for one vehicle to the front. The property is well presented throughout and features sealed unit double glazing and gas fired central heating with the accommodation comprising a lounge, dining room, modern fitted kitchen, first floor landing leading to two bedrooms with a recently refitted modern family bathroom. In addition there is a pleasant rear garden enjoying a private aspect. Viewing recommended.

## LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

## THE ACCOMMODATION

Double glazed front door opening to:

### ENTRANCE HALL

Stylish oak effect flooring, radiator, staircase rising to the first floor and bi-fold door to:

### LOUNGE 4.38 x 3.02 (14'4" x

A most comfortable room with stylish oak effect flooring, useful understairs storage cupboard, TV point, central heating thermostat, sealed unit double glazed window to the front elevation and door to:

### DINING ROOM 2.95 x 2.10

Continuation of stylish oak effect flooring, radiator, double glazed patio doors opening onto the rear garden, ample

space for table and archway to:

### KITCHEN 2.94 x 1.81 (9'8" x

Fitted with a range of modern beech effect base and eye level units and drawers finished with square edge granite effect work surfaces with an inset stainless steel and glazed one and half bowl sink unit with chrome mixer tap, Integrated Bosch stainless steel and glazed single oven with a white four-ring gas hob over and concealed extractor canopy above with space and plumbing for a dishwasher and fridge/freezer. Natural stone effect floor tiles with contrasting mosaic border tile and white tiled splashbacks,

under-unit lighting and a sealed unit double glazed window to the rear elevation.

### **FIRST FLOOR LANDING**

Access to the part-boarded loft space, radiator and doors to:

### **BEDROOM ONE 4.01 x 3.46**

A most comfortable master bedroom of excellent proportions with stylish oak effect flooring, radiator, freestanding wardrobe (possibly available by separate negotiation) and sealed unit double glazed window to the front elevation. Measurements exclude the airing cupboard with hot water tank and laundry shelves.

### **BEDROOM TWO 3.90 x 1.96**

With a radiator and sealed unit double glazed window to the rear elevation.

### **BATHROOM 1.95 x 1.91 (6'5" x**

Fitted with a stylish white modern three-piece suite comprising a "P" shaped shower bath with concealed storage below and a separate shower over with curved shower screen with an illuminated display recess opposite, low level wc

with a concealed cistern set behind white high gloss panels with a dual button chrome flush with a black vanity shelf over extending to a rectangular hand wash basin with chrome mixer tap and a white gloss vanity cupboard below. Natural stone effect tiled walls and floor with contrasting mosaic border tile, chrome heated towel rail, shaver point, illuminated vanity mirror (possibly available by separate negotiation) and sealed unit double glazed arch window to the rear elevation.

### **OUTSIDE FRONT**

Block paved driveway extends to the entrance portico and front door with a shingled border to one side.

### **REAR GARDEN**

Low maintenance rear garden with paved terracing and raised beds, shingle borders beyond surrounding a circular lawn with block paved edging enclosed by white rendered walls with wooden inserts and wooden panelled fencing with gated access at the rear leading to the garage.

### **GARAGE**

The property enjoys the benefit of a generous single garage situated at the end of the road with the advantage of power and light with an up and over door and a boarded loft space with a dormer window to the front elevation providing an excellent degree of storage, alternatively could be converted for use as a home office (subject to any necessary consent being obtained).

### **DRIVEWAY**

Tarmac driveway to the front of the garage providing off-road parking for one vehicle.

### **TENURE, COUNCIL TAX AND**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "C" and the amount payable for the year 2018/19 is £1,501.26.

The EPC rating is C.



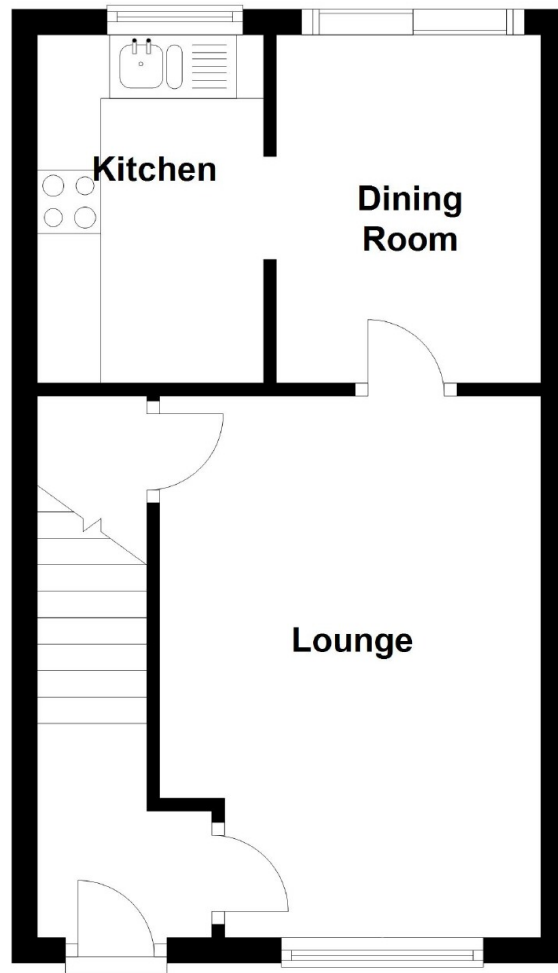




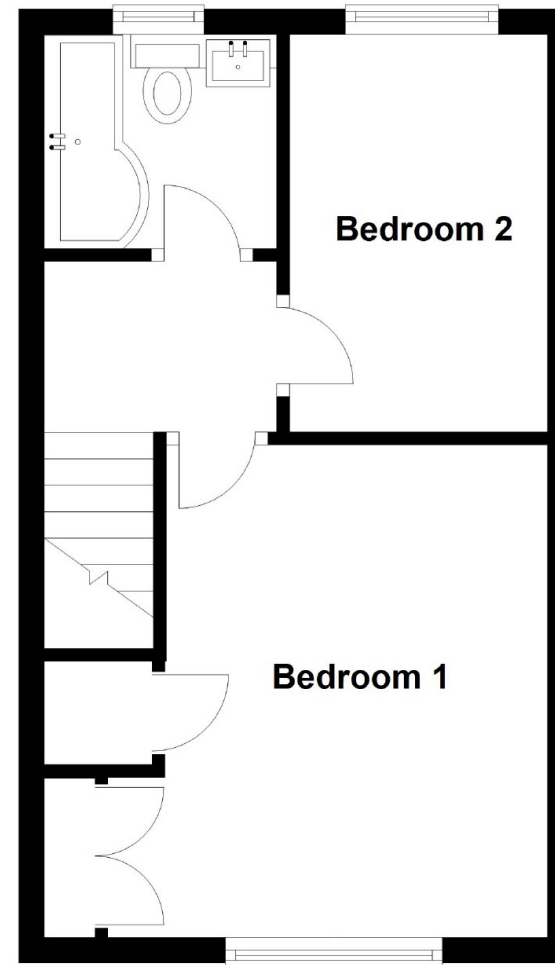




## Ground Floor



## First Floor



PUTTERILLS

est. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 316846 | [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.